

October 2004

Click on the desired View Agenda or View Speakers List
for detailed information.
(*The Speakers List is available at 3:30pm on the day of the meeting.)

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
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3	4	5	6 Planning Commission Meeting View Agenda View Speakers List*	7 Planning Commission Meeting View Agenda View Speakers List*	8	9
10	11 County Holiday	12	13 No Planning Commission Meeting	14 Planning Commission Meeting View Agenda View Speakers List*	15	16
17	18 Board of Supervisors Meeting	19	20 Planning Commission Meeting View Agenda View Speakers List*	21 Planning Commission Meeting View Agenda View Speakers List*	22	23
24	25	26	27 No Planning Commission Meeting	28 No Planning Commission Meeting	29	30
31		Planning Commission Meetings are held in the Board Auditorium of the Government Center Building at 12000 Government Center Parkway. All Planning Commission Meetings for the month of October will begin at 8:15 pm.				

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, October 6, 2004

Posted: 6/13/04
Revised: 10/7/04

<u>KEY</u> P/H – Public Hearing D/O – Decision Only
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Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2002-MA-013	Abdulelah Al-Keliddar	T. Swagler	P/H Deferred to 10/20/04
S01-CW-9CP (Police)	Out of Turn Plan Amendment	A. Dorlester	D/O to 10/14/04
S01-CW-11CP (Sheriff)	Out of Turn Plan Amendment	A. Dorlester	Recommend Approval
SEA 80-P-135-4 (Moved from 10/21/04)	McDonald's Corporation	W. Mayland	Recommend Approval
S01-CW-10CP (Animal Control)	Out of Turn Plan Amendment	A. Dorlester	D/O to 10/21/04
RZ 2004-SU-014 & SE 2004-SU-012 (Moved from 9/29/04)	Ox Hill Baptist Church, Trustees	A. Shriber	Recommend Approval

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA/FDPA 1998-SU-009 (Moved from 7/21/04)	Exxon Mobile Corporation	K. Shields	P/H to 11/17/04
S04-CW-3CP (Public Facilities Update) (Moved from 10/7/04)	Out of Turn Plan Amendment	A. Dorlester	P/H to 10/21/04

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, October 6, 2004

Posted: 9/22/04
Revised 10/7/04

<u>KEY</u> P/H – Public Hearing D/O – Decision Only
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8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

COUNTYWIDE

OUT-OF-TURN PLAN AMENDMENTS - To update components of the Countywide Policy Plan Element of the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22, as follows:

S04-CW-3CP - To update the Existing Public Facilities Planning District Tables and District-wide Public Facilities Recommendations. The Amendment will consider editorial changes to reflect facility name changes, closings, and new construction. It will also consider removing non-County facilities from the facilities tables. The Amendment also proposes corrections of typographical, punctuation, and grammatical errors. (P/H to 10/21/04)

S01-CW-9CP - To update information in the Police section. It also proposes alternative patrols, a centralized police vehicle storage center and an expanded public safety presence in the southeastern part of Fairfax County. (D/O to 10/14/04)

S01-CW-10CP - To update information in the Animal Control section.
(D/O to 10/21/04)

S01-CW-11CP - To update information in the Sheriff section. (RECOMMEND APPROVAL)

MASON DISTRICT

SE 2002-MA-013 - ABDOULELAH AL-KELIDDAR, SE Appl. under Sect(s). 4-504, 7-607 and 9-610 of the Zoning Ordinance to permit a service station and a waiver of the minimum lot size in a Highway Corridor Overlay District. Located at 6401 Columbia Pi. on approx. 32,696 sq. ft. of land zoned C-5 and HC. Tax Map 61-3 ((3)) 1. (DEFERRED P/H TO 10/20/04)

PROVIDENCE DISTRICT

SEA 80-P-135-04 - MCDONALD'S CORPORATION - Appl. under Sect. 5-504 of the Zoning Ordinance to amend SE 80-P-135 previously approved for a fast food restaurant with drive-thru

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, October 6, 2004

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to permit site modifications. Located at 3009 Gallows Rd. on approx. 42,222 sq. ft. of land zoned I-5. Tax Map 49-4 ((1)) 17A. (RECOMMEND APPROVAL)

SULLY DISTRICT

RZ 2004-SU-014 - TRUSTEES FOR OX HILL BAPTIST CHURCH - Appl. to rezone from R-1, HC, and WS to R-12, HC, and WS to permit the expansion of an existing church with a child care center, nursery school, and public uses. Located approximately 200 ft. S.E. of the intersection of Lee Jackson Memorial Hwy and Elmwood St. on approx. 5.76 ac. of land. Comp. Plan Rec: Industrial with an option for 16-20 du/ac. Tax Map 34-4 ((1)) 54A and 34-4 ((6)) 46. (Concurrent with SE 2004-SU-012.) (RECOMMEND APPROVAL)

SE 2004-SU-012 - OX HILL BAPTIST CHURCH, TRUSTEES - Appl. under Sect. 3-104 of the Zoning Ordinance to permit a church with child care center, nursery school, and public uses. Located at 4101 Elmwood St. and 13910 Westmore St. on approx. 5.76 ac. of land zoned R-12, HC and WS. Tax Map 34-4 ((1)) 54A and 34-4 ((6)) 46. (Concurrent with RZ 2004-SU-014.) (RECOMMEND APPROVAL)

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Wednesday, October 6, 2004

Posted: 10/6/04

Revised: 10/7/04

KEY P/H – Public Hearing D/O – Decision Only

DEFERRALS:

S04-CW-3CP - OUT-OF-TURN PLAN AMENDMENT (Public Facilities Update) - P/H to 10/21/04

SE 2002-MA-013 - ABDULELAH AL-KELIDDAR - P/H to 10/20/04

S01-CW-9CP - OUT-OF-TURN PLAN AMENDMENT (Police) (Hart) D/O to 10/14/04

NO SPEAKERS

S01-CW-10CP - OUT-OF-TURN PLAN AMENDMENT (Animal Control) (Wilson) D/O to 10/21/04

NO SPEAKERS

S01-CW-11CP - OUT-OF-TURN PLAN AMENDMENT (Sheriff) (Hart)

Recommend
Approval

NO SPEAKERS

SEA 80-P-135-04 - MCDONALD'S CORPORATION

Recommend
Approval

NO SPEAKERS

RZ 2004-SU-014 - TRUSTEES FOR OX HILL BAPTIST CHURCH

SE 2004-SU-012 - OX HILL BAPTIST CHURCH, TRUSTEES

Recommend
Approval

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, October 7, 2004

Posted: 5/11/04
Revised: 10/8/04

<u>KEY</u> P/H – Public Hearing D/O – Decision Only
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Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA C-448-31 & FDPA-C-448-31-02-01 SE 2004-LE-015 (Deferred from 9/30/04)	PCC-Van Dorn LLC	L. Shulenberg	D/O to 10/14/04

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
S04-CW-1CP (Chesapeake Bay Language Update)	Out-of-Turn Plan Amendment	N. Kaplan	D/O to 11/4/04
SEA 80-P-078-13 (Moved from 7/15/04)	Inova Health Care Services	L. Shulenberg	Approval Recommended
S04-CW-2CP (Housing Update)	Out of Turn Plan Amendment	L. Mason	Approval Recommended
S04-CW-4CP (Housing – Neighborhood Impact)	Out of Turn Plan Amendment	L. Mason	Approval Recommended

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2004-PR-017 (Moved from 9/23/04)	ATI Career Institute, Inc. D/B/A Stratford University	P. Braham	P/H to 10/21/04
S04-CW-3CP (Public Facilities Update)	Out of Turn Plan Amendment	A. Dorlester	P/H to 10/6/04
SE 2004-MV-020 & PCA 80-L-070	Commonwealth Construction Management, Inc.	L. Shulenberg	P/H to 10/14/04
S04-IV-MV1 (Buckman Road)	Out-of-Turn Plan Amendment	J. Hada	P/H Deferred to 1/26/05
SE 2003-LE-028 & SE 2003-LE-029 & SE 2003-LE-031 (Deferred from 6/16/04)	Silvio Diana	C. Lewis	P/H to 11/18/04

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, October 7, 2004

Posted: 9/22/04
Revised 10/8/04

KEY P/H – Public Hearing D/O – Decision Only

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

LEE DISTRICT

PCA-C-448-31/FDPA-C-448-31-02-01 - PCC-VAN DORN LLC - Appls. to amend the proffers and final development plan for RZ-C-448 and FDP-C-448 previously approved for a golf driving range, ancillary miniature golf course and an eating establishment to permit a change in approved hours of operation and site modifications. Located in the N.E. quadrant of South Van Dorn St. and its intersection with Kingstowne Village Pkwy. on approx. 6.40 ac. of land zoned PDH-4. Comp. Plan Rec: 3-4 du/ac. Tax Map 91-2 ((1)) 35A pt. and 35B. (Concurrent with SE 2004-LE-015.) (D/O DEFERRED TO 10/14/04)

SE 2004-LE-015 - PCC-VAN DORN LLC - Appl. under Sect. 3-104 of the Zoning Ordinance to permit a golf driving range, ancillary miniature golf course and site modifications. Located at 6601 and 6625 S. Van Dorn St. on approx. 11.00 ac. of land zoned R-1. Tax Map 91-2 ((1)) 35A pt. (Concurrent with PCA-C-448-31 and FDPA-C-448-31-02-01.) (D/O DEFERRED 10/14/04)

ITEMS SCHEDULED FOR PUBLIC HEARING

COUNTYWIDE

OUT-OF-TURN PLAN AMENDMENTS - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22, as follows:

S04-CW-1CP - To revise information, objectives, policies and recommendations addressing water quality and associated issues related to the Virginia's Chesapeake Bay Preservation Act and Chesapeake Bay Preservation Area Designation and Management Regulations which may be contained in various sections within all volumes of the 2003 edition of the Comprehensive Plan for Fairfax County, VA, consisting of the Area I, Area II, Area III and Area IV Plans and the Policy Plan, as subsequently amended. The addition of a Chesapeake Bay Supplement to the Plan will also be considered. Changes to the Comprehensive Plan map may be considered. The proposed amendment may be modified through the public hearing process. (P/H DEFERRED TO 11/4/04)

ITEMS SCHEDULED FOR PUBLIC HEARING (continued)

LEE DISTRICT

SE 2003-LE-028 - SILVIO DIANA - Appl. under Sect. 2-904 of the Zoning Ordinance to permit uses in a floodplain. Located at 7828, 7901, 7909, and 7915 Cinder Bed Rd. on approx 3.18 ac. of land zoned I-6 and R-1. Tax Map 99-2 ((3)) 1 pt., 2 pt., 3A pt. and 3B pt. (Concurrent with SE 2003-LE-029 and SE 2003-LE-031.) (P/H DEFERRED TO 11/18/04)

SE 2003-LE-029 - SILVIO DIANA - Appl. under Sect. 9-616 of the Zoning Ordinance to permit a driveway on residentially-zoned land for uses in an industrial district. Located at 7909 and 7915 Cinder Bed Rd. on approx. 14,628 sq. ft. of land zoned R-1. Tax Map 99-2 ((3)) 1 pt. and 2 pt. (Concurrent with SE 2003-LE-028 and SE 2003-LE-031.) (P/H DEFERRED TO 11/18/04)

SE 2003-LE-031 - SILVIO DIANA - Appl. under Sect. 5-604 of the Zoning Ordinance to permit a heavy industrial use (concrete mixing or batching plant). Located at 7828, 7901, 7909, and 7915 Cinder Bed Rd. on approx. 12.05 ac. of land zoned I-6. Tax Map 99-2 ((3)) 1 pt, 2 pt, 3A pt and 3B. (Concurrent with SE 2003-LE-028 and SE 2003-LE-029.) (P/H DEFERRED TO 11/18/04)

PCA-C-448-31/FDPA-C-448-31-02-01 - PCC-VAN DORN LLC - Appls. to amend the proffers and final development plan for RZ-C-448 and FDP-C-448 previously approved for a golf driving range, ancillary miniature golf course and an eating establishment to permit a change in approved hours of operation and site modifications. Located in the N.E. quadrant of South Van Dorn St. and its intersection with Kingstowne Village Pkwy. on approx. 6.40 ac. of land zoned PDH-4. Comp. Plan Rec: 3-4 du/ac. Tax Map 91-2 ((1)) 35A pt. and 35B. (Concurrent with SE 2004-LE-015.) (D/O DEFERRED TO 10/14/04)

SE 2004-LE-015 - PCC-VAN DORN LLC - Appl. under Sect. 3-104 of the Zoning Ordinance to permit a golf driving range, ancillary miniature golf course and site modifications. Located at 6601 and 6625 S. Van Dorn St. on approx. 11.00 ac. of land zoned R-1. Tax Map 91-2 ((1)) 35A pt. (Concurrent with PCA-C-448-31 and FDPA-C-448-31-02-01.) (D/O DEFERRED TO 10/14/04)

AGENDA/SPEAKERS LIST

Revised: 10/8/04

KEY
P/H – Public Hearing
D/O – Decision Only

DECISIONS ONLY:

PCA C-448-31/FDPA C-448-31-02-01 - PCC-VAN DORN LLC (Deferred to 10/14/04)
SE 2004-LE-015 - PCC-VAN DORN LLC “ “ “

DEFERRALS:

SE 2003-LE-028 - SILVIO DIANA – P/H to 11/18/04
SE 2003-LE-029 - SILVIO DIANA – “ “ “
SE 2003-LE-031 - SILVIO DIANA – “ “ “

SEA 80-P-078-13 - INOVA HEALTH CARE SERVICES

Approval Recommended

NO SPEAKERS

S04-CW-1CP - OUT-OF-TURN PLAN AMENDMENT (Chesapeake Bay Language Update) (Alcorn)

Deferred to 11/4/04

1. Glenda Booth
Fairfax County Wetlands Board
7708 Tauxemaryont Road
Alexandria, VA 22308
2. Grant Hauber
6629 Tucker Lane
McLean, VA 22101

S04-CW-2CP - OUT OF TURN PLAN AMENDMENT (Housing Update) (Alcorn)

NO SPEAKERS

Approval Recommended

S04-CW-4CP - OUT OF TURN PLAN AMENDMENT (Housing – Neighborhood Impact) (Alcorn)

NO SPEAKERS

Approval Recommended

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, October 14, 2004

Posted: 6/4/04
Revised: 11/8/04

KEY P/H – Public Hearing D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-M04-49	Sprint	W. Hagan	Approved
FS-M04-62	Fairfax Co. DIT	W. Hagan	Approved

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
S02-II-V2 (Fairlee)	Out of Turn Plan Amendment	C. Shultz	Approval Recommended (D/O Deferred from 9/9/04)
S01-CW-9CP (Police)	Out of Turn Plan Amendment	A. Dorlester	Approval Recommended (Moved from 10/6/04)
PCA C-448-31 & FDPA-C-448-31-02-01 SE 2004-LE-015	PCC-Van Dorn LLC	L. Shulenberger	Approval Recommended (Deferred from 10/7/04)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2004-PR-018	Landmark Property Development, LLC	C. Belgin	D/O to 11/18/04 (Moved from 9/30/04)
Zoning Ordinance Amendment – Reconstruction of Certain (Commissioner Alcorn)	Single Family Dwellings that are Destroyed by Casualty	D. Pesto	Approval Recommended

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
CSP B-846	JBG/Rockwood Gateway Land, L.L.C.	C. Belgin	P/H Deferred Indefinitely (Deferred from 7/14/04)
SE 2004-MA-022	Amerada Hess Corporation	A. Shriber	P/H to 12/1/04
SE 2004-MV-020 & PCA 80-L-070	Commonwealth Construction Management, Inc.	L. Shulenberger	P/H to 12/1/04 (Moved from 10/7/04)
Zoning Ordinance Amendment – Temporary Special Permits (Commissioner Hart)		J. Reale	P/H Deferred Indefinitely
RZ/FDP 2004-SU-015 (Moved from 9/22/04)	National Capital Land & Development Inc.	T. Swagler	P/H to 11/17/04
Zoning Ordinance Amendment – cluster subdivision clarification (Commissioner Wilson) (Deferred from 9/30/04)		R. Murray	Deferred Indefinitely
RZ 2003-PR-054 & SE 2003-PR-030	Ourisman Bethesda, Inc.	C. Lewis	P/H to 1/27/04 (Moved from 9/30/04)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, October 14, 2004

Posted: 9/22/04
Revised: 10/15/04

KEY P/H – Public Hearing D/O – Decision Only

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEM SCHEDULED FOR DECISION ONLY

PROVIDENCE DISTRICT

RZ 2004-PR-018 - LANDMARK PROPERTY DEVELOPMENT, LLC - Appl. to rezone from R-1 to R-5 to permit residential development at a density of 4.66 dwelling units per acre (du/ac) and a waiver of minimum district size. Located on the E. side of Sutton Rd. approximately 900 ft. S. of its intersection with Courthouse Rd. on approx. 1.94 ac. of land. Comp. Plan Rec: Res. 4-5 du/ac. Tax Map 48-1 ((1)) 80. (D/O to 11/18/04)

ITEMS SCHEDULED FOR PUBLIC HEARING

COUNTYWIDE

ZONING ORDINANCE AMENDMENT (CLUSTER CLARIFICATION) - Appl. to amend Chapter 112 (the Zoning Ordinance) as follows: Amend the cluster subdivision provisions to: (1) allow for a rezoning from a conventional zoning district where cluster subdivisions are not permitted by right to the corresponding PDH District with the same permitted maximum density as the existing zoning district with the provision of one bonus dwelling unit; (2) specify that a density above the permitted maximum density for conventional subdivisions and cluster subdivisions approved by the Director within the respective zoning district shall not be permitted for cluster subdivisions requiring special exception approval that contain less than 2 acres of land area; and (3) make minor editorial revisions that provide clarification and consistency between provisions while not changing the original intent of the provisions. (DEFERRED INDEFINITELY)

PROVIDENCE DISTRICT

RZ 2004-PR-018 - LANDMARK PROPERTY DEVELOPMENT, LLC - Appl. to rezone from R-1 to R-5 to permit residential development at a density of 4.66 dwelling units per acre (du/ac) and a waiver of minimum district size. Located on the E. side of Sutton Rd. approximately 900 ft. S. of its intersection with Courthouse Rd. on approx. 1.94 ac. of land. Comp. Plan Rec: Res. 4-5 du/ac. Tax Map 48-1 ((1)) 80. (D/O to 11/18/04)

RZ 2003-PR-054 - OURISMAN BETHESDA, INC. - Appl. to rezone from I-4 and HC to C-7 and HC to permit commercial development with an overall Floor Area Ratio (FAR) of 0.70. Located at 8600 Leesburg Pike on approx. 3.59 ac. of land. Comp. Plan Rec: Retail with option for office use with support retail and service uses. Tax Map 29-1 ((1)) 17A. (Concurrent with SE-2003-PR-030). (P/H DEFERRED TO 1/27/05)

SE 2003-PR-030 - OURISMAN BETHESDA, INC. - Appl. under Sects. 4-704 and 9-607 of the Zoning Ordinance to permit a vehicle sales rental and ancillary service establishment and increase in building height. Located at 8600 Leesburg Pike on approx. 3.59 ac. of land zoned C-7 and HC. Tax Map 29-1 ((1)) 17A. (Concurrent with RZ 2003-PR-054.) (P/H DEFERRED TO 1/27/05)

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Thursday, October 14, 2004

Posted: 10/14/04
Revised: 10/15/04

KEY P/H – Public Hearing D/O – Decision Only

DECISIONS ONLY:

PCA C-448-31- PCC-VAN DORN LLC (P/H on 10/7/04)
FDPA-C-448-31-02-01 - PCC-VAN DORN LLC “ “
SE 2004-LE-015 - PCC-VAN DORN LLC “ “

SE 2004-MV-018 - PETROLEUM MARKETING GROUP, INC. (P/H on 9/8/04)

S02-II-V2 - OUT-OF-TURN PLAN AMENDMENT (Providence) (Fairlee) (P/H on 7/22/04)

S01-CW-9CP - OUT-OF-TURN PLAN AMENDMENT (Police) (Hart) (P/H on 10/6/04)

DEFERRALS:

ZOA (CLUSTER) – P/H Deferred Indefinitely
RZ 2003-PR-054 - OURISMAN BETHESDA, INC. - P/H to 1/27/05
SE 2003-PR-030 - OURISMAN BETHESDA, INC. - “ “
RZ 2004-SU-015- NATIONAL CAPITAL LAND & DEVELOPMENT, INC. - P/H to 11/17/04
FDP 2004-SU-015 - NATIONAL CAPITAL LAND & DEVELOPMENT, INC. - “ “
SE 2004-MV-020 - COMMONWEALTH CONSTRUCTION MANAGEMENT, INC. - P/H to 12/1/04
PCA 80-L-070 - COMMONWEALTH CONSTRUCTION MANAGEMENT, INC. - “ “

FEATURES SHOWN:

FS-M04-49 – Sprint, 6565 Arlington Boulevard (Deadline 11/22/04)
FS-M04-62 – Fairfax Co. DIT, 5107 Leesburg Pike (Deadline 11/3/04)

ZONING ORDINANCE AMENDMENT (Reconstruction of Certain Single Family Detached Dwellings
Destroyed by Casualty) (Alcorn)

NO SPEAKERS

RZ 2004-PR-018 - LANDMARK PROPERTY DEVELOPMENT, LLC

1. Peter Somerville
2709 Courthouse Oaks Rd
Vienna, VA
2. Shawn Mac Donald
2729 Sutton Road
Vienna, VA
3. Patricia Small
Marywood Homeowners Association, Inc.
9660 Glendevy Ct.
Vienna, VA

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, October 20, 2004

Posted: 6/4/04
Revised: 10/21/04

KEY P/H – Public Hearing D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 01-H-027	Trizechahn Reston II LLC	T. Swagler	Approval Recommended
RZ 2004-SP-013 (Deferred from 9/22/04)	Stanley Martin Companies, Inc.	K. Shields	Approval Recommended

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
AF 2004-SP-001	Mark A. Kosters	T. Swagler	P/H to 11/4/04
SE 2004-PR-005 & RZ 2004-PR-005 (Moved from 10/21/04)	Way of Faith Christian Training Center, Inc.	L. Shulenberger	P/H to 10/21/04
SE 2004-LE-008 (Moved from 7/29/04)	Motiva Enterprises, L.L.C.; Franconia Shell, Inc.	L. Shulenberger	P/H to 11/4/04
RZ 2004-BR-022 (Moved from 11/4/04)	Eastwood Properties, Inc.	A. Shriber	P/H to 12/9/04
SE 2004-SU-021	Chevy Chase Bank	A. Shriber	P/H to 12/1/04
RZ 2004-SP-001 (Moved from 9/29/04)	Gholam Reza Khamesi, Thomas R. Hughes, and Vinh & Ha Phuong T. Nguyen	K. Shields	P/H to 12/2/04
RZ 2004-MV-019	GBI Corporation	K. Shields	P/H to 11/19/04
SE 2002-MA-013 (Deferred from 10/20/04)	Abdulelah Al-Keliddar	T. Swagler	Deferred Indefinitely

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, October 20, 2004

Posted: 10/1/04
Revised: 10/21/04

KEY P/H – Public Hearing D/O – Decision Only

- 7:30 p.m.** The Schools Committee met in the Board Conference Room to continue agenda items discussions.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

HUNTER MILL DISTRICT

SEA 01-H-027 - TRIZECHAHN RESTON II LLC - Appl. under Sect. 9-607 of the Zoning Ordinance to amend SE 01-H-027 previously approved for an increase in building height to permit an increase in height for a second office building. Located at 12000 Sunrise Valley Dr. on approx. 20.89 ac. of land zoned I-4. Tax Map 17-3 ((8)) 1B. (APPROVAL RECOMMENDED)

MASON DISTRICT

SE 2002-MA-013 - ABDOLELAH AL-KELIDDAR - Appl. under Sects. 4-504, 7-607, and 9-610 of the Zoning Ordinance to permit a service station in a Highway Corridor Overlay District and a waiver of the minimum lot size. Located at 6401 Columbia Pi. on approx. 32,696 sq. ft. of land zoned C-5 and HC. Tax Map 61-3 ((3)) 1. (DEFERRED INDEFINITELY)

SPRINGFIELD DISTRICT

RZ 2004-SP-013 - STANLEY MARTIN COMPANIES, INC. - Appl. to rezone from R-1 and WS to R-8 and WS to permit residential development at a density of 8.93 dwelling units per acre (du/ac) including bonus density for Affordable Dwelling Units (ADU's). Located on the S. side of Post Forest Dr. 500 ft. E. of its intersection with West Ox Rd. on approx. 8.40 ac. of land. Comp. Plan Rec: Fairfax Center Area: 8 du/ac at the Overlay level. Tax Map 56-1 ((1)) 11 H pt. and 11 I. Previously known as 56-1 ((1)) 11C pt., 11E, 11F, 11G pt. (APPROVAL RECOMMENDED)

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Thursday, October 20, 2004

Posted: 10/20/04

<u>KEY</u> P/H – Public Hearing D/O – Decision Only
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DEFERRALS:

SE 2002-MA-013 - ABDULELAH AL-KELIDDAR – P/H to 1/26/05

FEATURES SHOWN:

FS-H04-52 – Nextel, 11975 Lake Newport Road (Deadline 12/12/04)

FS-L04-63 – Fairfax County Park Authority, Lee High Park (Deadline 12/6/04)

SEA 01-H-027 - TRIZECHAHN RESTON II LLC

RZ 2004-SP-013 - STANLEY MARTIN COMPANIES, INC.

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, October 21, 2004

Posted: 6/4/04
Revised: 10/22/04

<p>KEY P/H – Public Hearing D/O – Decision Only</p>
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Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2004-PR-010	Yuoh and Alice Ku (P/H on 9/8/04)	C. Lewis	Approval Recommended
RZ 2004-PR-006 FDP 2004-PR-006	Whitestone Investments, Inc. (D/O Deferred from 9/9/04)	A. Shriber	Approval Recommended Approved

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA C-597-3 & SE 2004-PR-019	Mercantile	P. Braham	Approval Recommended Approval Recommended
RZ 2003-DR-049 FDP 2003-DR-049	Rosewood Building & Development, L.L.C.	L. Shulenberger L. Shulenberger	Approval Recommended Approved
PCA 1996-HM-044-3 & FDPA 1996-HM-044 & PCA 86-C-029-10 & FDPA 86-C-029-6 & PCA 88-C-066-5 & FDPA 88-C-066	LB Dulles Acquisition LLC (Moved from 11/18/04)	W. Mayland	Approval Recommended Approved Approval Recommended Approved Approval Recommended Approved

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
S04-IV-MV2 (Lee District)	Out of Turn Plan Amendment (Beacon Mall/Groveton Area)	J. Hada	P/H to 11/4/04
SEA 80-P-135-4	McDonald's Corporation	W. Mayland	P/H to 10/6/04
S04-CW-T1 (Lee District)	Out of Turn Plan Amendment	J. Pedak	P/H to 11/4/04
SE 2004-PR-005 & RZ 2004-PR-005	Way of Faith Christian Training Center, Inc.	L. Shulenberger	P/H to 1/13/05 (Moved from 10/20/04)
SE 2004-SP-024	Amerada Hess Corporation	W. Mayland	P/H to 11/18/04
SE 2004-PR-017	ATI Career Institute, Inc. D/B/A Stratford University	P. Braham	P/H to 12/9/04 (Moved from 10/7/04)
S01-CW-13CP	Out of Turn Plan Amendment (Fire & Rescue)	A. Dorlester	P/H to 11/17/04 (Moved from 11/4/04)
S04-CW-3CP	Out of Turn Plan Amendment (Public Facilities Update)	A. Dorlester	P/H to 11/17/04 (Moved from 10/6/04)
S01-CW-10CP	Out of Turn Plan Amendment (Animal Control)	A. Dorlester	D/O to 11/17/04 (Moved from 10/6/04)
Public Facilities Manual Amendments – drainage divides, posting (Commissioner Frost Wilson) handicapped signs/cash deposits		J. Leavitt	P/H to 11/4/04 (Moved from 9/9/04)
RZ 2004-PR-018	Landmark Property Development	C. Belgin	D/O to 11/17/04 (Moved from 11/18/04)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, October 21, 2004

Posted: 10/1/04
Revised: 10/7/04

<u>KEY</u> P/H – Public Hearing D/O – Decision Only

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEMS SCHEDULED FOR DECISION ONLY

PROVIDENCE DISTRICT

RZ 2004- PR-006/FDP 2004-PR-006 - WHITESTONE INVESTMENTS, INC. - Appls. to rezone from R-1 and HC to PDH-12 and HC to permit residential development at a density of 9.16 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the S. side of Leesburg Pi. approx. 400 ft. E. of George C. Marshall Dr. on approx. 1.31 ac. of land. Comp. Plan Rec: 12-16 d/ac. Tax Map 39-2 ((1)) 56.

RZ 2004-PR-010 - YUOH AND ALICE KU - Appl. to rezone from R-1 to R-4 to permit residential development at a density of 3.33 dwelling units per acre (du/ac). Located on the S. side of Idylwood Rd. and N. side of Hill Top Ave. approx. 200 ft. W. of Cedar La. on approx. 26,397 sq. ft. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 39-3 ((10)) 18.

S01-CW-10CP - To update information in the Animal Control section. (Moved from 10/6/04)

ITEMS SCHEDULED FOR PUBLIC HEARING

COUNTYWIDE

OUT-OF-TURN PLAN AMENDMENTS - To update components of the Countywide Policy Plan Element of the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22, as follows:

S04-CW-3CP - To update the Existing Public Facilities Planning District Tables and District-wide Public Facilities Recommendations. The Amendment will consider editorial changes to reflect facility name changes, closings, and new construction. It will also consider removing non-County facilities from the facilities tables. The Amendment also proposes corrections of typographical, punctuation, and grammatical errors.

S01-CW-13CP - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Plan Amendment proposes to update information in the Fire and Rescue section of the Public Safety component of the Countywide Policy Plan Element of the Comprehensive Plan. The Amendment will update information on the County's Fire and Rescue operations and facilities; delete obsolete operational policies; increase the recommended

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, October 21, 2004

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minimum size of new fire stations; delete outdated policies for additional apparatus; and reflect the need for a fire boat docking facility.

DRANESVILLE DISTRICT

RZ 2003-DR-049/FDP 2003-DR-049 - ROSEWOOD BUILDING & DEVELOPMENT, LLC - Appls. to rezone from R-12, R-3 and CRD to PDH-12 and CRD to permit residential development at a density of 9.95 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located in the S.E. quadrant of Davidson Rd. and Chain Bridge Rd. on approx. 2.61 ac. of land. Comp. Plan Rec: 8-12 du/ac. Tax Map 30-4 ((1)) 3, 3A, 4, 5, 5A and 6.

HUNTER MILL DISTRICT

PCA 1996-HM-044-03/FDPA 1996-HM-044 - LB DULLES ACQUISITION LLC - Appls. to amend the proffers and final development plan for RZ 1996-HM-044 previously approved for office/hotel to permit mixed use development to include non-residential and multi-family residential uses with an overall Floor Area Ratio (FAR) of 0.86. Located in the S.W. quadrant of Sunrise Valley Dr. and Dulles View Dr. on approx. 41,295 sq. ft. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 15-4 ((1)) 23A pt. (Concurrent with PCA 88-C-066-05, FDPA 88-C-066, PCA 86-C-029-10 and FDPA 86-C-029-06.)

PCA 86-C-029-10/FDPA 86-C-029-06 - LB DULLES ACQUISITION LLC - Appls. to amend the proffers and final development plan for RZ 86-C-029 previously approved for office/hotel to permit mixed use development to include non-residential and multi-family residential uses with an overall Floor Area Ratio (FAR) of 0.86. Located on the W. side of Sunrise Valley Dr. across from its intersection with Coppermine Rd. on approx. 31.34 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 15-4 ((1)) 13 and 13B. (Concurrent with PCA 1996-HM-044-03, FDPA 1996-HM-044, PCA 88-C-066-5 and FDPA 88-C-066.)

PCA 88-C-066-05/FDPA 88-C-066 - LB DULLES ACQUISITION LLC - Appls. to amend the proffers and final development plan for RZ 88-C-066 previously approved for office/hotel to permit mixed use development to include non-residential and multi-family residential uses with an overall Floor Area Ratio (FAR) of 0.86. Located in the S.W. quadrant of Sunrise Valley Dr. and Dulles View Dr. on approx. 1.12 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 15-4 ((1)) 13C, 23A pt. and 23A1. (Concurrent with PCA 1996-HM-044-03, FDPA 1996-HM-044, PCA 86-C-029-10 and FDPA 86-C-029-06.)

PROVIDENCE DISTRICT

PCA-C-597-03 - MERCANTILE POTOMAC BANK - Appl. to amend the proffers for RZ C-597 previously approved for commercial development to permit a drive-in bank in an existing office building and site modifications with an overall Floor Area Ratio (FAR) of 0.97. Located on the S. side of Boone Blvd. approximately 300 ft. E. of its intersection with Howard Ave. on

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
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approx. 2.54 ac. of land zoned C-3, HC and SC. Comp. Plan Rec: Office. Tax Map 39-1 ((6)) 69A pt. (Concurrent with SE 2004-PR-019.)

SE 2004-PR-019 - MERCANTILE POTOMAC BANK - Appl. under Sect. 7-607 of the Zoning Ordinance to permit a drive-in bank in an existing office building in a Highway Corridor Overlay District. Located at 8229 Boone Blvd. on approx. 2.54 ac. of land zoned C-3, HC and SC. Tax Map 39-1 ((6)) 69A pt. (Concurrent with PCA-C-597-03.)

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Thursday, October 21, 2004

Posted: 10/21/04
Revised: 10/22/04

KEY P/H – Public Hearing D/O – Decision Only

DEFERRALS:

S01-CW-13CP - OUT-OF-TURN PLAN AMENDMENT (Fire & Rescue) – P/H to 11/17/04
S01-CW-10CP - OUT-OF-TURN PLAN AMENDMENT (Animal Control)- P/H to 11/17/04
S04-CW-3CP - OUT-OF-TURN PLAN AMENDMENT (Public Facilities Update)- P/H to 11/17/04

DECISIONS ONLY:

RZ 2004- PR-006 - WHITESTONE INVESTMENTS, INC. (P/H on 9/9/04)
FDP 2004-PR-006 - WHITESTONE INVESTMENTS, INC. " " "

RZ 2004-PR-010 - YUOH AND ALICE KU (P/H on 9/8/04)

FEATURES SHOWN:

FS-H04-52 – Nextel, 11975 Lake Newport Road (Deadline 12/12/04)
FS-L04-63 – Fairfax County Park Authority, Lee High Park (Deadline 12/6/04)

RZ 2003-DR-049 - ROSEWOOD BUILDING & DEVELOPMENT, LLC
FDP 2003-DR-049 - ROSEWOOD BUILDING & DEVELOPMENT, LLC

- | | |
|-------------------|-----------------------------|
| 1. Winnie Pizzano | 2. James Robertson |
| Stoneleigh HOA | McLean Citizens Association |
| 1540 Bruton Court | 7209 Evans Mill Road |
| McLean, VA 22101 | McLean, VA 22101 |

PCA 1996-HM-044-03 - LB DULLES ACQUISITION LLC
FDPA 1996-HM-044 - LB DULLES ACQUISITION LLC
PCA 86-C-029-10 - LB DULLES ACQUISITION LLC
FDPA 86-C-029-06 - LB DULLES ACQUISITION LLC
PCA 88-C-066-05 - LB DULLES ACQUISITION LLC
FDPA 88-C-066 - LB DULLES ACQUISITION LLC

1. Jim Collins
Reston Youth Baseball
12907 Lyme Bay Drive
Herndon, VA 20171

PCA-C-597-03 - MERCANTILE POTOMAC BANK
SE 2004-PR-019 - MERCANTILE POTOMAC BANK

NO SPEAKERS